

Minutes of September 28, 2010

These minutes are compiled and prepared from the notes of the Board Attorney, Marc Leibman, inasmuch as the recording device malfunctioned before the recording secretary was able to prepare the formal minutes following the meeting of September 28, 2010.

Updated Oath of Office for Marian Reitano

Approved resolutions of Anthony Morfesis 97-105 West Shore Ave and David Schwartz and Martin Schwartz 89 Grant Avenue

Heard informal application of Vantage Health re: 55 West Quackenbush re: proposed 6 unit building/subdivision.

Application of Antonio Drago

the Applicant through his Architect who was sworn presented proof of notice and publication as required by law, submitted the Architectural Plan prepared by Chris Blake, R.A., dated August 19, 2010 and consisting of three (3) sheets; and the Survey of the Property prepared by Arthur Mead, Jr., P.E., L.S., dated June 23, 1996; and (c) presented the testimony of Chris Blake, a licensed architect and accepted by the Board as an expert in the field of architecture

The Board considered the application for expansion of the home and denied same noting insufficient proofs regarding the various bulk variances sought and the elimination of a garage by converting it into living space

Application of 15 Wakelee Dr. Corp.

Represent by:
Alan Bell, Esq.

Seeks Minor subdivision approval
Existing vacant 1 family cape cod
Owner died 1/09
Mold & mildew all over the place
Proposes 2 new 1 family homes
Needs variances for area & width
No variance for basement height needed

Mario Valente sworn – Principal of Applicant
Builder by trade
Has built homes in Dumont & on this street
Subject property is existing 1 family Cape cod with attached garage
Retaining walls on side & rear
House is in deplorable condition – mold – it smells!
House must be demolished

4 beds 2½ bath
30' x 46' homes
w/1 car garage & 29' driveway

Arch. Plans A-1 to A-5 by Lopez introduced
Proposes stone veneer on 1st floor
Cedar shakes on 2nd floor

A-1 in evid. – elevation plan
Will make one home of stone veneer and one w/brick veneer
One w/gable to front, one w/gable to side
Sidewalk/curb waivers
Deck proposed in rear
Applicant agrees to comply with Birdsall letter of 9/13/10

Public-

Ernie Thoma , 215 Dixon
Asked questions about the house depth, retaining wall and homes in area,
Response: House will be 46' deep
Retaining wall
Aerial photos show some lots do have large houses

Mohamed Kahn, 34 Concord
Questions about size of house/lots
5,626 SF 6625 SF v. 7500
80-90% of required
Basement elevation will be higher than existing by 8 inches

Joe Diore, 50 Concord

Michelle Sciarriano, 42 Concord St.

Lara Labotti, 250 Dixon

Evelyn Parker, 241 Dixon Ave

Offered questions and made their opposition known.

Michael Hubschman sworn – PE, PP
Prepared subdivision plan RA District – 7500 lots
22 homes in 200 feet- most are non-conforming
Only 4 lots conform
82% don't conform to ordinance
Average width is 53 feet

Valente built a house 1 house away from subject
Side yard – 6.2' required
Coverage – 30% permitted, 24.5% / 20.8% proposed
Sewer hookup available
Sewer map shows 2 sewer laterals for this site
Shows when sewers laid out the intent was for 2 houses here
Elevation
Drainage – seepage pits proposed

Planning testimony:
Small development
Adequate light, air & open space
Size of lots consistent w/neighborhood
Appropriate population density
Benefit to general welfare
2 new houses right across the street from a subdivision – 60' wide
Another that is 53' wide

Benefits substantially outweigh detriment
No detriment to neighbors
No substantial harm to zone plan or zoning ord.

Applicant will prepare revised plan as per Birdsall's report of 9/13/10

A-2 photos of similar homes built by App.
App. now would propose a front porch on the larger lot
Valente doesn't want the houses to be too similar
App. will provide additional new plans

2 other subdivisions on street
There are 3 2-family homes w/in 200 feet
Some on 40' wide lots
82% of lots don't conform

Purposes of zoning

1. General welfare – demo decrepit house
2. Looks better visually
3. New engineering – flooding prevented
4. Appropriate population density

Runoff will be less after construction b/c of seepage pits
Only 383 additional SF of impervious coverage is proposed
Benefits substantially outweigh detriment
Open space light, air b/c setbacks are met or exceeded

Footprint of house 1347/1337

About 2,3000 SF house

No substantial detriment to public good/zone plan/zoning ordinance

10/20/10 Bd Eng. Letter – App. will comply

Public –

Ernie Thoma, 215 Dixon

Opposed no good reason not to fix home or rebuild one family home

Laura Labetti, 250 Dixon Ave

Joe Diori, 50 Concord St.

Opposed – neighborhood not quiet anymore

Concerned about proposal

Slow speed of construction

Opposed

Evelyn Paulson, 250 Dixon Ave

Dixon has 2 parts divided by a creek

This ruins it

Agness Fontonelli, 53 Concord St

Opposed

Michelle Schiarriano, Concord

1994 owner in area – she remediated mold

Louis Labetti, 250 Dixon Ave

Thinks the houses are oversized for the neighborhood

Will curtail light, air and open space

Bob Fortsch, 511 Bernita Drive

From 83-87 owned & _____

Neighbors are opposed, they have experienced subdivision in the past

Mario Valente sworn

Building 35 years exp. In Dumont

Owns Applicant

Has to buy house

House is deplorable – mold, mildew all over

Roof leaks

Retaining walls are crumbling

House smells unbearably
Based on his experience the house can't be salvaged

Proposes 2 1-family homes, 2300-2400 SF
4 beds, 2.5 baths
1 car garage

A-4 - 2 renderings of home
Arch. Plans prep. - changed elevations

Arch. Renderings 3.01 (smaller lot)
Brick front home
Front gable
Bay window
2 turrets

Lot 3.02
2 proposed renderings
1 w/front gable, 1 w/side gable - A-5
Better proposal for Lot 3.02

Mario V. Valente sworn - son of Applicant
Re: mold in beams
Builder has observed cracks in house
Not an expert on mold

Public -

Closing - argues that from a zoning perspective, the application must be granted
Attractive houses proposed, will be an asset to the street
Houses will fit in w/neighborhood
Relies on Kaufman v. Warren
Will put land more in conformity
Has used creative design techniques
Put in improved drainage control

Deliberations
Bd? Re: house construction
6 months start to finish
App. could build a home in 4 months

Motion to approve by Tim - no second
Motion to deny by Liz > DENIED

T-Mobile/Clearwire Aladdin Ave

Board heard from Applicants counsel Constantine Stamos, and the Board's attorney regarding the Boroughs RFQs and the bidding process for the Borough to offer the site to a cellular provider for the construction of a tower for the generation of rental income to the Borough.

The Mayor and Council have already awarded the bid to the applicant. The application comes before the board as a municipal capital improvement.

The applicant introduced plans dated 9/7/10, revised 9/10/10, proof of service, and details regarding the proposed tower, as well as a copy of the lease with the Borough. The board considered the letters and testimony of the Board Planner dated 2/22/10 and Planner dated 9/17/10 and 9/20/10 and approved the application.

Avtar and Juliet Singh

No appearance. Matter carried to next hearing date-announcement made

9/28/10

Oath of Office administered to Marian Reitano.

Approval of Business professional invoices – postponed until end of meeting or to be tabled for next meeting.

Approval of July and August minutes – postponed until the next meeting.

Informal: Vantage Health – need to update their plans.

10-06: 34 Johnson Avenue

Need affidavit of notice, should be submitted within 5 days.

Chas and Marc suggested get a new survey, survey should not be more than 10 years old. Owner of 34 Johnson left note for file indicating no changes have been made since they lived in the house outside of installing a fence.

10-04: 211 Dixon Avenue

Poll was taken, do not have enough information for now, need updated architectural and engineering plans, send new plans direct to Engineer, Planner and Attorney, as well as copies to the Board Secretary. **New plans to be on file at least 10 days (10/6) prior to the next meeting. Exhibits A1 and A2 added to file**

10-07: 275 Depew Street

No one present at the meeting – no action can be taken. Carry to next meeting 10/26/10.

Registration for certification: Told Freeman and Goodman that you will be contacting re info for the Teaneck class on 10/17. Irwin said he already signed up for a class.

DUMONT JOINT LAND USE BOARD AGENDA FOR SEPTEMBER 28, 2010 MEETING

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board, of the Borough of Dumont, held in the Council Chambers.

**September 28, 2010
7:30 PM**

SUNSHINE LAW: This meeting is a regularly scheduled meeting of the Joint Land Use Board, of The Borough of Dumont, held in the Council Chambers on September 28, 2010. The date, time, and location were established by the resolution of the Board. A copy of the resolution was forwarded to *The Record* and the *Ridgewood News*, the official newspapers of the Borough of Dumont, filed with the Borough Clerk and posted in the Borough Hall of the Borough of Dumont. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

ROLL CALL:

Thomas Trank	✓	Marian Reitano	✓	Kenneth Freeman	✓
Elizabeth Marchese	✓	Ken Melamed	✓	Robert Huth	✓
Eric Abrahamsen	✓	William Goodman	✓	Irwin Buchheister Alt # 1	✓
Elmer Pacia Alt # 3	KS	Chairman Timothy Hickey	✓		

Others: Board Attorney – Kaufman, Bern, Deutsch & Leibman: Marc Leibman ✓
 Board Engineer – Birdsall Engineering: Chas Holloway ✓
 Board Planner – Neglia Engineering: Dan Kaufman ✓
 Board Clerk - ~~Rosalie Bob~~ KS

BUSINESS: Joint Land Use Board Member Update Their Oath of Office
 Marian Reitano

BUSINESS: Review and Approval of Business Professional Invoices

BUSINESS: Approval of July and August 2010 Minutes

RESOLUTION: 10-02 Anthony Morfesis 97 – 105 West Shore Avenue

ROLL CALL:

Motion: Eric Second: Bob Huth

Thomas Trank	Y	Marian Reitano	A	Kenneth Freeman	A
Elizabeth Marchese	A	Ken Melamed	A	Robert Huth	Y
Eric Abrahamsen	Y	William Goodman	A	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3		Chairman Timothy Hickey	Y		

RESOLUTION: 10-03 David Schwartz & Martin Schwartz 89 Grant Avenue

ROLL CALL:

Motion: Marchese Second: Eric

Thomas Trank	Y	Marian Reitano	Y	Kenneth Freeman	A
Elizabeth Marchese	Y	Ken Melamed	Y	Robert Huth	Y
Eric Abrahamsen	Y	William Goodman	A	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3		Chairman Timothy Hickey	A		

INFORMAL: Vantage Health: 55 West Quackenbush Avenue
Lot subdivision to erect 6 residential apartments

FORMAL: 10-04 15 Wakelee Drive Corp. 211 Dixon Avenue
Block- 724, Lots- 3
Minor Subdivision into two single family building lots

ROLL CALL:

*DO WE
POLL OF MEMBERS - HAVE ENOUGH INFORMATION NOW*

Thomas Trank	N	Marian Reitano	N	Kenneth Freeman	N
Elizabeth Marchese	N	Ken Melamed	N	Robert Huth	N
Eric Abrahamsen	N	William Goodman	N	Irwin Buchheister Alt # 1	
Elmer Pacia Alt # 3		Chairman Timothy Hickey	Y		

FORMAL: 10-05 T-Mobile / Clearwire Aladdin Avenue Borough DPW
Block- 1105, Lots- 18
Cell Tower

ROLL CALL:

*Motion to approve site plan
Motion: Abrahamsen Second: Huth*

Thomas Trank	Y	Marian Reitano	Y	Kenneth Freeman	A
Elizabeth Marchese	Y	Ken Melamed	N	Robert Huth	Y
Eric Abrahamsen	Y	William Goodman	Y	Irwin Buchheister Alt # 1	
Elmer Pacia Alt # 3		Chairman Timothy Hickey	Y		

FORMAL: 10-06 Antonio Drago 34 Johnson Avenue
Block- 1204, Lots- 12

Single Family House Addition, Bulk Variances

ROLL CALL:

Motion: Hank Seconded: Marchese

Thomas Trank	Y	Marian Reitano	Y	Kenneth Freeman	A
Elizabeth Marchese	Y	Ken Melamed	N	Robert Huth	Y
Eric Abrahamsen	Y	William Goodman	Y	Irwin Buchheister Alt # 1	
Elmer Pacia Alt # 3		Chairman Timothy Hickey	N		

FORMAL: 10-07 Avtar & Juliet Singh 275 Depew Street

Block- 918, Lots- 17 & 1

Lot Merge

ROLL CALL:

NO ONE HERE, NO ACTION CAN BE TAKEN

Thomas Trank		Marian Reitano		Kenneth Freeman	
Elizabeth Marchese		Ken Melamed		Robert Huth	
Eric Abrahamsen		William Goodman		Irwin Buchheister Alt # 1	
Elmer Pacia Alt # 3		Chairman Timothy Hickey			

Carry to next mtg 10/26/10

Motion to Adjourn - *Mtg adjourned 10:15*

GOODMAN, FREEMAN AND BUCKHEISTER

ROSA WILL BE CONTACTING YOU REGARDING REGISTERING FOR CERTIFICATION. THERE IS A CLASS ON SUNDAY, 10/17, IN TEANECK, SIGN IN AT 9:00; PROGRAM STARTS AT 9:15

Next meeting scheduled for October 26th.